IN RE: PETITION FOR ZONING VARIANCE SE/S Jarrettsville Pike w/est. southernmost RW Merrymans Mill

* ZONING COMMISSIONER 13901 Jarrettsville Pike * OF BALTIMORE COUNTY 10th Election District 3rd Councilmanic District * Case No. 90-420-A

Renato Casalena Petitioner

Baltimore County

(301) 887-3353

Zoning Commissioner
Office of Planning & Zoning

Mr. Renato Casalena 13901 Jarrettsville Pike

Dear Mr. Casalena:

the attached Order.

cc: Protestants

Phoenix, Maryland 21131

RE: Petition for Zoning Variance

contact our Appeals Clerk at 887-3391.

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, in accordance with

date of the Order to the County Board of Appeals. If you require

additional information concerning filing an appeal, please feel free to

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the

Case No. 90-420-A

Towson, Maryland 21204

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 413.1 to permit a sign for a home, occupational or professional purposes, of 16 sq. ft. in lieu of a permitted sign of 1 sq. ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Renato Casalena, appeared and testified. Appearing and testifying on behalf of the Petition was Loretta Neumyer. Appearing as Protestants were Ann and Lewis Zinkman and Van Strakes.

Testimony indicated that the subject property, known as 13901 Jarrettsville Pike consists of .399 acres +/-, zoned R.C.4 and is improved with an existing family dwelling and accessory garage.

Testimony indicated that the Petitioner is desirous of placing commercial signage on his residentially zoned property with a square footage of 16 square feet in lieu of the permitted 1 sq. ft. pursuant to Section 413.1 of the Baltimore County Zoning Regulations (B.C.Z.R.)

The Petitioner testified that he operates a commercial business from his home and is desirous of advertising this commercial activity by way of the proposed signage. Although admitting that he was operating some type of commercial enterprise from his home, the Petitioner was unclear regarding the particulars of this commercial activity. The Petitioner testified

April 30, 1990

that he is currently utilizing a 1 sq. ft. sign, but contends that this signage is too small to adequately advertise his business. He also stated that he had received a citation for the larger sign which was on the prop-

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the intersection of Jarrettsville Pike and Merrymans Mill Road which has been the location of numerous automobile accidents. Mr. Zinkhan testified that Petitioner had located the subject sign only 6 feet off Jarrettsville Pike, a high speed thoroughfare, and has spotlights illuminating the signage which tends to "blind" drivers traveling along Jarrettsville Pike. Mr. Zinkhan also testified that Petitioner's commercial use of the subject property is not appropriate for this zone or community.

An area variance may be granted where strict application of the zon-

difficulty for an area variance, the Petitioner must meet the following:

whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1 To permit a sign for a home, occupational or professional purposes, of 16 square feet in lieu of a permitted sign of 1 square foot

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) DEXPENSE INVESTED ON SEN ALREADY OWNED B SIGN ISFT NOT VISIBLE ON BUSY THOROFALE 3 SIEN ALTERTED TO CONFORM WITH COMMUNITY The advertisement artenped by the sign is an essential

90-420-A

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/ve Ne-19-C are the legal owner(s) of the property. which is the subject of this Petition. C-3 Legal Owner(s): Contract Purchaser: Type or Print Name) (Type or Print Name) D-2.C (Type or Print Name)

City and State Attorney for Petitioner: 13901 JAKBETTSVILLE PLKE 666-8111 PHOENIX MD 2/13! Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.: _

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CETIMATED LENGTH OF HEARING -1/2ER.

AVAILABLE FOR HEARING

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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In reviewing the evidence, there is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance was denied. It is procedurally inappropriate to grant a sign for a business in a residential zone that may be operating in contradiction to the B.C.Z.R. On this point, Petitioner can claim no surprise.

Pursuant to a zoning violation in case No. 90-110, regarding Petitioner's illegal signage, Mr. Casalena was advised by correspondence from the Deputy Zoning Commissioner, Ann Nastarowicz, that he would be required to file a Petition for Special Hearing to determine the status of his commercial venture on the subject site and whether such activity was permitted by the B.C.Z.R. Mr. Casalena decided not to file the Special Hearing and only filed the subject Petition for Zoning Variance; in essence, "putting the cart before the horse". It is not only inappropriate, but without legal justification to grant a sign variance for a business that may or may not be permitted in the subject zone. This is particularly true in view of the specific facts of this case. Some of the evidence tends to suggest a Special Exception for a professional studio may be necessary. There is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance was denied. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of Mul. 1990 that the Petition for a Zoning Variance to permit a sign for a home, occupational or professional purposes, of 16 sq. ft. in lieu of a permitted sign of 1 sq. ft., in accordance with Petitioner's Exhibit No. 1, is hereby DENIED.

> Zoning Commissioner for Baltimore County

cc: Peoples Counsel

90-420-A

Beginning at a point on the southeastt side of Jarrettsville Pike at where the point of intersection with the southern most right of way line of Merrymans Mill Road being known as 13901 Jarrettsville Pike in the 10th Election District.

Baltimore County & State

Zoning Commisioner County Office Building

145-H9000261

PUBLIC HEARING FEES المراكب والمحاوية والمراشات المراسية 010 -ZENING VARIANCE (IRL) \$35.00

TOTAL: \$35.00 LAST MAME OF OUNER: CASALENA

Please make checks payable to: Battimore County

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY

Posted for: Variance Renato Gesalene Location of property 5 F/s Jorn His le Pare, opn in torse lin of Morry Meric Mill Rd. 13 901 Foretheville Pito Location of Signer Forms Jerry 1/5 Vill Pite, approx 10 Fr. 700 d way on Proporty of Potetion

Date of return: 4/13/90 Posted by Matholis

Very truly yours,

Zoning Commissioner

Robert Haines

MOTICE OF HEATING Printion for Zoning Variance Case number: 90-420-A Beginning at a point at the in tensection of the SE/S of Jan retervise Pike with the et lended southernment righ of-way of Merryman's M Variance: to permit a sign to a home, occupational or pro-tessional purposes of 16 sq. ft. if you of a permitted sign of 1 sq. ft. In the event that this Polition is J. PICERT HAINE Zoning Commissioner (Baltimore Count

\$ 107.53 CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990 THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on March 29, 19 90

5. Zete Orlan

Baltimore County Zoning Commisione County Office Building

19 jesej

d. 9985

PUBLIC HEARING FEES 080 -POSTING SIGNS / ADVERTISING 1

TOTAL: \$132.53 LAST NAME OF OWNER: CASALENA

> B B 111 + + + + 13253: a 325 5
>
> Please make checks bayable to: Baltimore County 132.53

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a Patition for Zoning Variance
Case number: 90-420-A
Beginning at a point at the intersection of the SE/S of Jerv
rettsville Pike with the autended southernmost rightof-way of Merryman's Mill
Road
13901 Jarrettsville Pike
10th Election District
3rd Councilmanic
Patitioner(s):
Ronato Casalena
Haerian Date: Tuesday.

fessional purposes of 16 sq. ft. in fieu of a permitted sign of 1 sq. ft. In the event that this Patition is granted, a building permit may be issued within the thirty (30) day

issued within the trirry (30) oay appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the

date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on March 29, 19 90

> THE JEFFERSONIAN, 5. Zete Orlon

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines Zoning Commissioner

Mr. Renato Casalena 13901 Jarrettsville Pike Phoenix, Maryland 21131

> Petition for Zoning Variance CASE NUMBER: 90-420-A
>
> Beginning at apoint at the intersection of the SE/S of Jarrettsville Pike with the County Executive extended southermost right-of-way of Merryman's Mill Road

4-5.90

13901 Jarrettsville Pike 10th Election District - 3rd Councilmanic Petitioner(s): Renato Casalena HEARING: TUESDAY, APRIL 24, 1990 at 2:00 p.m.

Dear Mr. Casalena:

Please be advised that $\frac{132.53}{}$ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)

RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY

UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

ZENING ENFORCEMENT Baltimore County Zoning Office Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

March 20, 1990 TO: James E. Dyer Zoning Supervisor

FROM: James H. Thompson Zoning Enforcement Coordinator

RE: Item No. 264 - (5'3 N)
Petitioner: Renato Cassallena

VIOLATION CASE # C-90-1802 LOCATION OF VIOLATION 13901 Jarrettsville Pike

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

ADDRESS Von Strokes 13910 Jarrettsville Pike hours Zinkhan 13415 Jaketsville Pike-Phoenix MD21131 After the public hearing is held, please send a copy of the Zoning

Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

RECEIVED MAR 2 1 1990

Note: Copy of Notice of HEARING MAILED to Above porkties
on 3/21/90. Let

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines

Eosing Commissioner

NOTICE OF HEARING



Dennis F. Rasmussen County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Zoning Variance Beginning at apoint at the intersection of the SE/S of Jarrettsville Pike with the extended CASE NUMBER: 90-420-A southermost right-of-way of Merryman's Mill Road 13901 Jarrettsville Pike

10th Election District - 3rd Councilmanic Petitioner(s): Renato Casalena HEARING: TUESDAY, APRIL 24, 1990 at 2:00 p.m.

Variance to permit a sign for a home, occupational or professional purposes of 16 sq. ft. in lieu of a permitted sign of 1 sq. ft.

In the event that this Petition is granted, a building permit may be issued within the thirty Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause

> ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

April 16, 1990



Mr. Renato Casalena 13901 Jarrettsville Pike Phoenix, MD 21131

RE: Item No. 264, Case No. 90-420-A Petitioner: Renta Casalena Petition for Zoning Variance

Dear Mr. Casalena:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Chairman
Zoning Plans Advisory Committee

Enclosures

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 13th day of February, 1989.

> I. Robert Hairea ZONING COMMISSIONER

Petitioner's Attorney:



Maryland Department of Transportation State Highway Administration Richard H. Trainor Secretary Hal Kassoff Administrator

February 23, 1990

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Baltimore County Renato Casalena Property Zoning Meeting of 3-6-90 S/E/S Jarrettsville Pike (MD 146) at Merrymans Mill Road (Item #264)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a sign for a home, occupational or professional purposes, of 16 square feet in lieu of the permitted sign of 1 square foot, we have forwarded this plan to our Highway Beautification Section, c/o George Dawson (333-1642) for all comments relative to zoning.

If you have any questions, please contact Larry Brocato at 333-1350.

> Very truly yours, Clarks Non

Charles Rose, Acting Chief Engineering Access Permits Division

cc: Mr. George Dawson (w-attachment) Mr. J. Ogle



ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro + 1-800-482-5062 Statewide Toli Free 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: March 27, 1990

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Renato Casalena, Item 264

The Petitioner requests a Variance to permit a sign for a home occupation or for professional purposes.

In reference to this request, staff offers the following:

The Petitioner's property is subject to a zoning violation (Case No. 90-110).

The Petitioner was encouraged at the time of filing to request a Special Hearing to determine the "legitimate residential use" of his residence.

Based on the information provided and the analysis conducted, staff recommends the Petitioner's request be denied until such time as the alleged zoning violation case is resolved.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 2 8 1990

Baltimore County
Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

March 9, 1990



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 259, 261, 262, 263, 264; 265, 266, 267, 268, and 270.

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke Chief

MARCH 14, 1990



J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner:

RENATO CASELENA

Location:

#13901 JARRETTSVILLE PIKE

Item No.: 264

Zoning Agenda: MARCH 6, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: At John John Noted and Cantain Fire Prevention Bureau

Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for March 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and, 266.

For Item 259 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

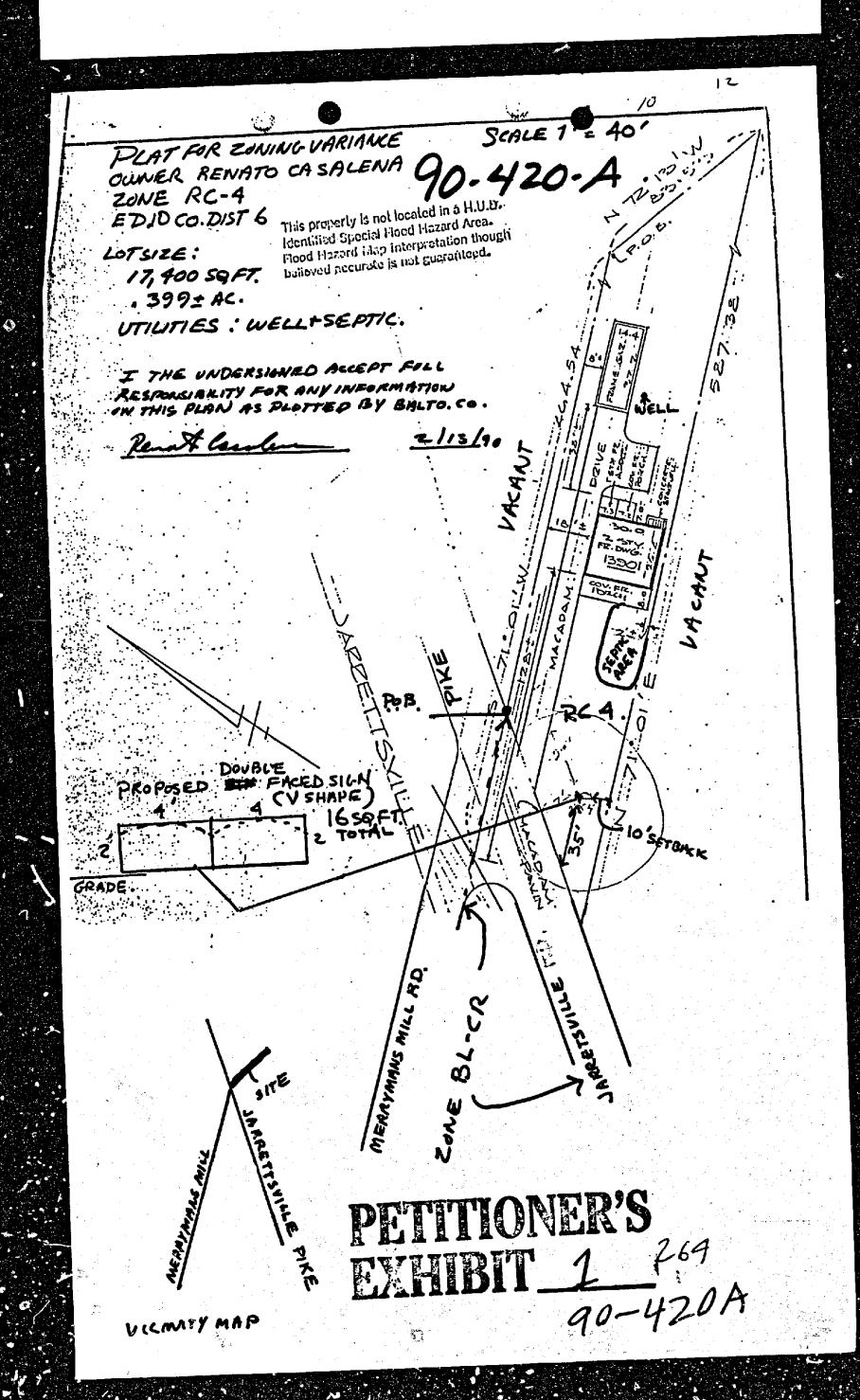
For Items 267 and 268 the previous County Review Group comments remain in effect.

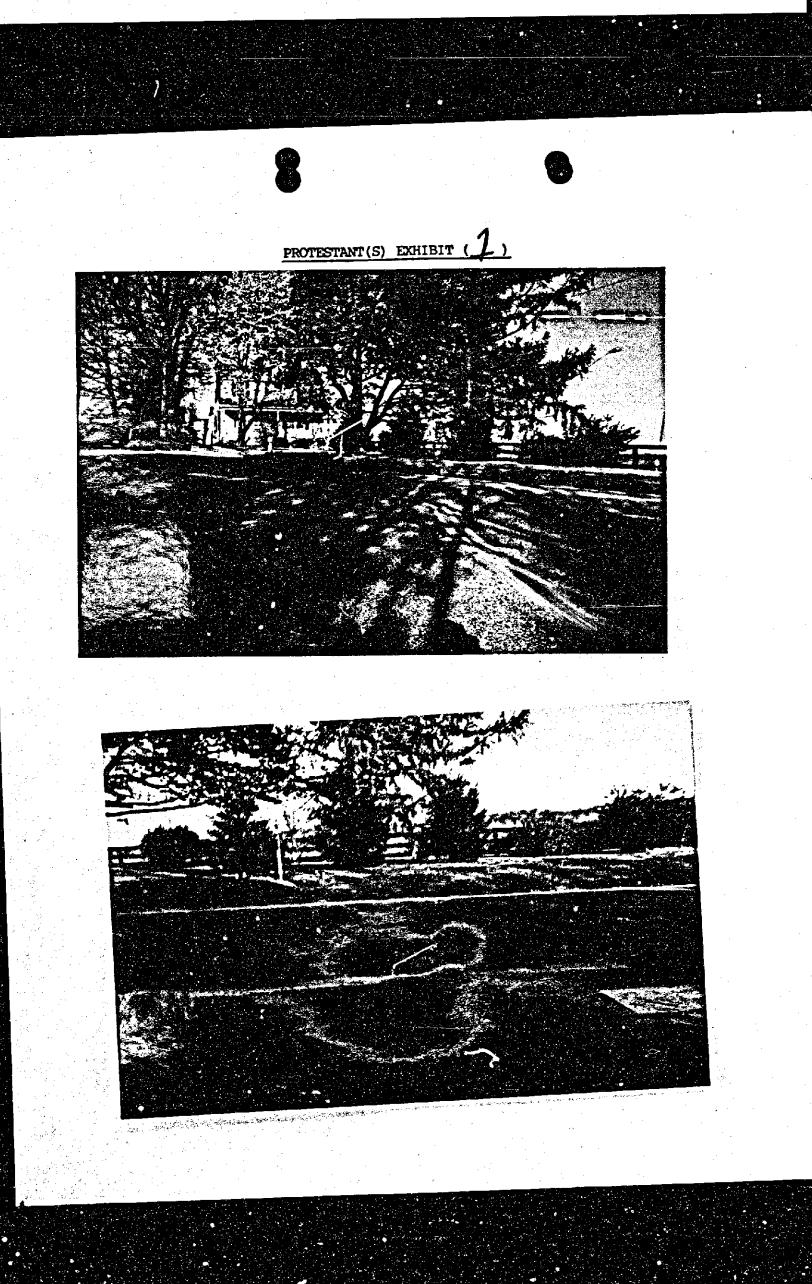
For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

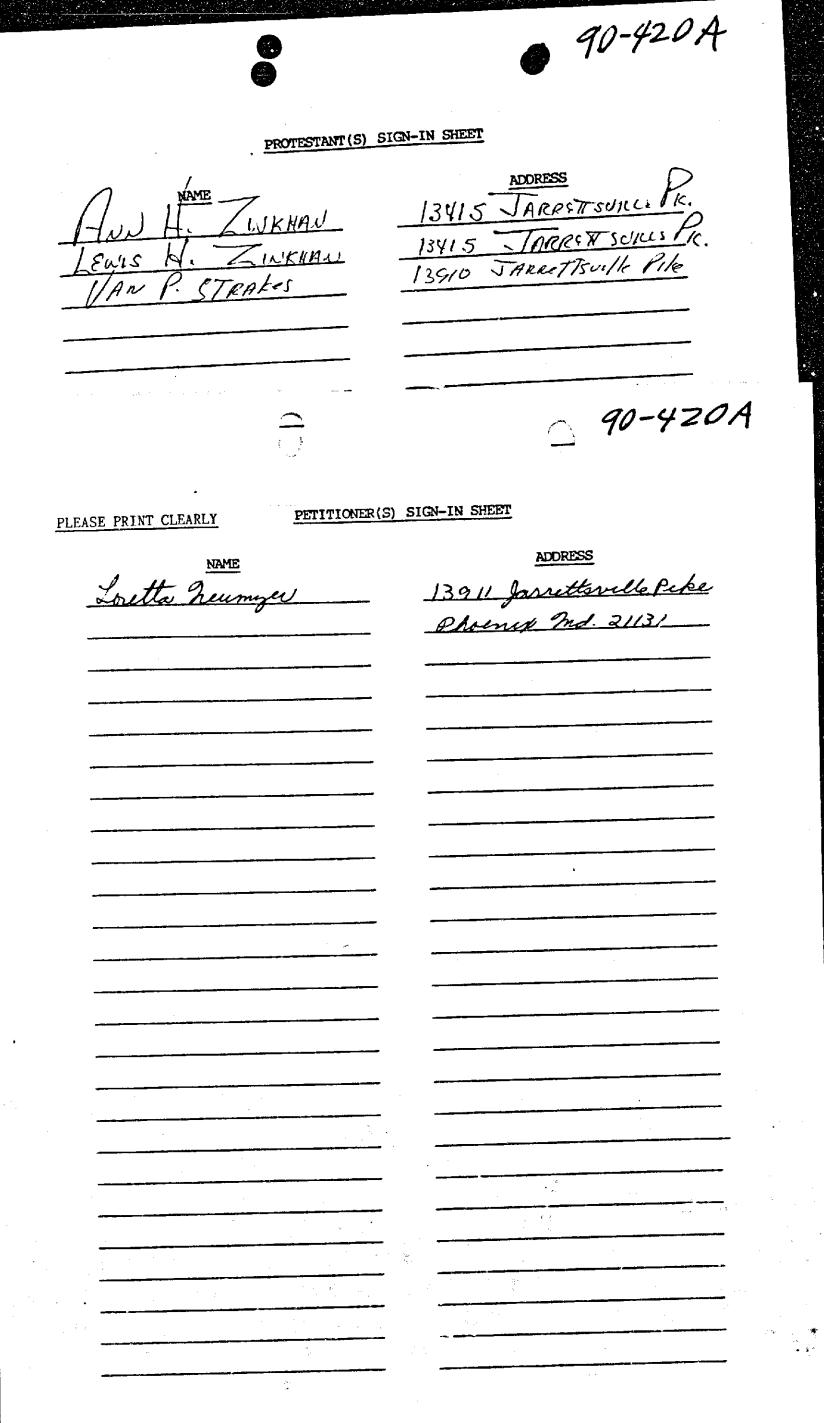
Amendment for 90-154A - No. 819 Ridgeleigh Road, we have no comments.

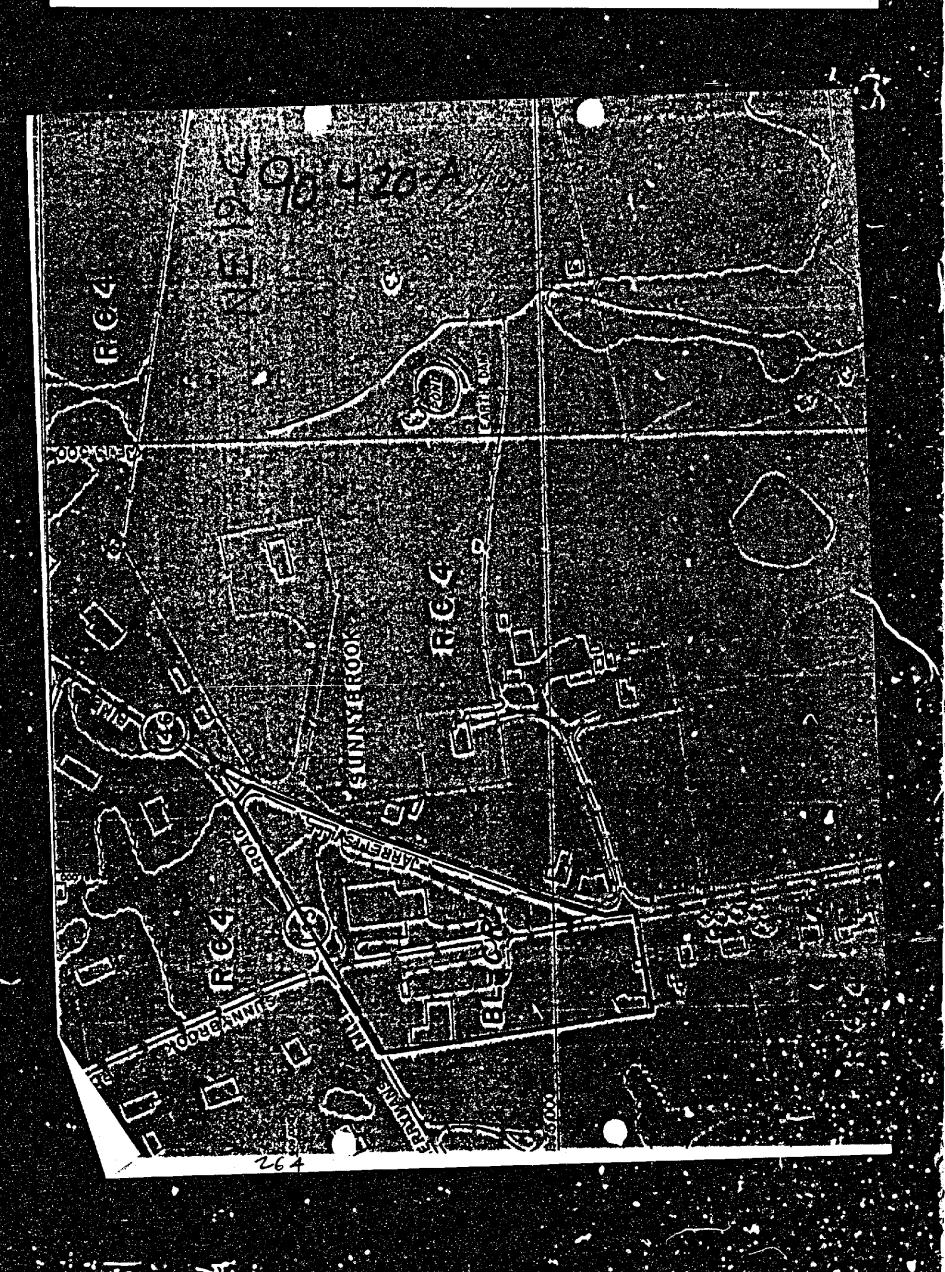
ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:s









IN RE: PETITION FOR ZONING VARIANCE SE/S Jarrettsville Pike w/est. southernmost RW Merrymans Mill

* ZONING COMMISSIONER 13901 Jarrettsville Pike * OF BALTIMORE COUNTY 10th Election District 3rd Councilmanic District * Case No. 90-420-A

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Zoning Commissioner
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Phoenix, Maryland 21131

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/ve Ne-19-C are the legal owner(s) of the property. which is the subject of this Petition. C-3 Legal Owner(s): Contract Purchaser: Type or Print Name) (Type or Print Name) D-2.C (Type or Print Name)

City and State Attorney for Petitioner: 13901 JAKBETTSVILLE PLKE 666-8111 PHOENIX MD 2/13! Name, address and phone number of legal owner, contract purchaser or representative to be contacted

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> Zoning Commissioner for Baltimore County

cc: Peoples Counsel

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Baltimore County & State

Zoning Commisioner County Office Building

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PUBLIC HEARING FEES المراكب والمحاوية والمراشات المراسية 010 -ZENING VARIANCE (IRL) \$35.00

TOTAL: \$35.00 LAST MAME OF OUNER: CASALENA

Please make checks payable to: Battimore County

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Date of return: 4/13/90 Posted by Matholis

Very truly yours,

Zoning Commissioner

Robert Haines

MOTICE OF HEATING Printion for Zoning Variance Case number: 90-420-A Beginning at a point at the in tensection of the SE/S of Jan retervise Pike with the et lended southernment righ of-way of Merryman's M Variance: to permit a sign to a home, occupational or pro-tessional purposes of 16 sq. ft. if you of a permitted sign of 1 sq. ft. In the event that this Polition is J. PICERT HAINE Zoning Commissioner (Baltimore Count

\$ 107.53 CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990 THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on March 29, 19 90

5. Zete Orlan

Baltimore County Zoning Commisione County Office Building

19 jesej

d. 9985

PUBLIC HEARING FEES 080 -POSTING SIGNS / ADVERTISING 1

TOTAL: \$132.53 LAST NAME OF OWNER: CASALENA

> B B 111 + + + + 13253: a 325 5
>
> Please make checks bayable to: Baltimore County 132.53

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a Patition for Zoning Variance
Case number: 90-420-A
Beginning at a point at the intersection of the SE/S of Jerv
rettsville Pike with the autended southernmost rightof-way of Merryman's Mill
Road
13901 Jarrettsville Pike
10th Election District
3rd Councilmanic
Patitioner(s):
Ronato Casalena
Haerian Date: Tuesday.

fessional purposes of 16 sq. ft. in fieu of a permitted sign of 1 sq. ft. In the event that this Patition is granted, a building permit may be issued within the thirty (30) day

issued within the trirry (30) oay appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the

date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on March 29, 19 90

> THE JEFFERSONIAN, 5. Zete Orlon

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines Zoning Commissioner

Mr. Renato Casalena 13901 Jarrettsville Pike Phoenix, Maryland 21131

> Petition for Zoning Variance CASE NUMBER: 90-420-A
>
> Beginning at apoint at the intersection of the SE/S of Jarrettsville Pike with the County Executive extended southermost right-of-way of Merryman's Mill Road

4-5.90

13901 Jarrettsville Pike 10th Election District - 3rd Councilmanic Petitioner(s): Renato Casalena HEARING: TUESDAY, APRIL 24, 1990 at 2:00 p.m.

Dear Mr. Casalena:

Please be advised that $\frac{132.53}{}$ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)

RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY

UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

ZENING ENFORCEMENT Baltimore County Zoning Office Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

March 20, 1990 TO: James E. Dyer Zoning Supervisor

FROM: James H. Thompson Zoning Enforcement Coordinator

RE: Item No. 264 - (5'3 N)
Petitioner: Renato Cassallena

VIOLATION CASE # C-90-1802 LOCATION OF VIOLATION 13901 Jarrettsville Pike

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

ADDRESS Von Strokes 13910 Jarrettsville Pike hours Zinkhan 13415 Jaketsville Pike-Phoenix MD21131 After the public hearing is held, please send a copy of the Zoning

Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

RECEIVED MAR 2 1 1990

Note: Copy of Notice of HEARING MAILED to Above porkties
on 3/21/90. Let

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines

Eosing Commissioner

NOTICE OF HEARING



Dennis F. Rasmussen County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Zoning Variance Beginning at apoint at the intersection of the SE/S of Jarrettsville Pike with the extended CASE NUMBER: 90-420-A southermost right-of-way of Merryman's Mill Road 13901 Jarrettsville Pike

10th Election District - 3rd Councilmanic Petitioner(s): Renato Casalena HEARING: TUESDAY, APRIL 24, 1990 at 2:00 p.m.

Variance to permit a sign for a home, occupational or professional purposes of 16 sq. ft. in lieu of a permitted sign of 1 sq. ft.

In the event that this Petition is granted, a building permit may be issued within the thirty Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause

> ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

April 16, 1990



Mr. Renato Casalena 13901 Jarrettsville Pike Phoenix, MD 21131

RE: Item No. 264, Case No. 90-420-A Petitioner: Renta Casalena Petition for Zoning Variance

Dear Mr. Casalena:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Chairman
Zoning Plans Advisory Committee

Enclosures

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 13th day of February, 1989.

> I. Robert Hairea ZONING COMMISSIONER

Petitioner's Attorney:



Maryland Department of Transportation State Highway Administration Richard H. Trainor Secretary Hal Kassoff Administrator

February 23, 1990

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Baltimore County Renato Casalena Property Zoning Meeting of 3-6-90 S/E/S Jarrettsville Pike (MD 146) at Merrymans Mill Road (Item #264)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a sign for a home, occupational or professional purposes, of 16 square feet in lieu of the permitted sign of 1 square foot, we have forwarded this plan to our Highway Beautification Section, c/o George Dawson (333-1642) for all comments relative to zoning.

If you have any questions, please contact Larry Brocato at 333-1350.

> Very truly yours, Clarks Non

Charles Rose, Acting Chief Engineering Access Permits Division

cc: Mr. George Dawson (w-attachment) Mr. J. Ogle



ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro + 1-800-482-5062 Statewide Toli Free 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: March 27, 1990

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Renato Casalena, Item 264

The Petitioner requests a Variance to permit a sign for a home occupation or for professional purposes.

In reference to this request, staff offers the following:

The Petitioner's property is subject to a zoning violation (Case No. 90-110).

The Petitioner was encouraged at the time of filing to request a Special Hearing to determine the "legitimate residential use" of his residence.

Based on the information provided and the analysis conducted, staff recommends the Petitioner's request be denied until such time as the alleged zoning violation case is resolved.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 2 8 1990

Baltimore County
Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

March 9, 1990



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 259, 261, 262, 263, 264; 265, 266, 267, 268, and 270.

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke Chief

MARCH 14, 1990



J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner:

RENATO CASELENA

Location:

#13901 JARRETTSVILLE PIKE

Item No.: 264

Zoning Agenda: MARCH 6, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: At John John Noted and Cantain Fire Prevention Bureau

Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for March 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and, 266.

For Item 259 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

For Items 267 and 268 the previous County Review Group comments remain in effect.

For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

Amendment for 90-154A - No. 819 Ridgeleigh Road, we have no comments.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:s

